118.0	0003	0017.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	740,300 /	740,300
					USE VALUE:	740,300 /	740,300
					ASSESSED:	740,300 /	740,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
310		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BANDI MADHAVI
Owner 2:	KONAPARTHI RAMAKRISHNA
Owner 3:	
Street 1:	44 RUTHELLEN RD
Street 2:	
Twn/City:	HOLLISTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01746 Type:

PREVIOUS OWNER

Owner 1:	SNIBBE SCOTT S/KRIS -
Owner 2:	-
Street 1:	310 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,915 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1940, having primarily Aluminum Exterior and 1786 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6915.000	301,100		439,200	740,300
Total Card	0.159	301,100		439,200	740,300
Total Parcel	0.159	301,100		439,200	740,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.57 | /Parcel: 414.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 76143

GIS Ref

GIS Ref

Insp Date 08/31/18

PREVIOUS ASSESSMENT

Parcel ID 118.0-0003-0017.0

!9171!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	301,200	0	6,915.	439,200	740,400	740,400	Year End Roll	12/18/2019
2019	104	FV	246,800	0	6,915.	445,500	692,300	692,300	Year End Roll	1/3/2019
2018	104	FV	246,800	0	6,915.	332,500	579,300	579,300	Year End Roll	12/20/2017
2017	104	FV	231,500	0	6,915.	301,200	532,700	532,700	Year End Roll	1/3/2017
2016	104	FV	231,500	0	6,915.	288,600	520,100	520,100	Year End	1/4/2016
2015	104	FV	193,200	0	6,915.	244,700	437,900	437,900	Year End Roll	12/11/2014
2014	104	FV	193,200	0	6,915.	232,200	425,400	425,400	Year End Roll	12/16/2013
2013	104	FV	200,900	0	6,915.	220,900	421,800	421,800		12/13/2012

PRINT

Date	Time
12/10/20	23:40:44

LAST REV

Date	Time
09/12/18	10:32:05

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9171

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SNIBBE SCOTT S/	54724-515		5/24/2010		320,000	No	No		
SNIBBE RICHARD	45379-533		8/14/2005	Family	1	No	No		
CARBONE ALBERT	40238-548		7/31/2003		399,900	No	No		
CARBONE ALBERT	36366-515		9/10/2002	Family	1	No	No		
CARBONE JOSEPH	30894-239		11/24/1999	Family	1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2012	1086	Manual	37,000					REPLACE WALL W/ VE
1/3/2011	3	Re-Roof	6,100					

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	BS	Barbara S
2/18/2014	Meas/Inspect	PC	PHIL C
10/4/2003	MLS	HC	Helen Chinal
2/15/2000	Meas/Inspect	270	PATRIOT
8/31/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	76143
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6915		Sq. Ft.	Site		0	70.	0.91	5									439,217						439,200	

Total AC/HA: 0.15875 | Total SF/SM: 6915 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 439,217 | Spl Credit | Total: 439,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		40.3	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.23800468
Const Adj.:	0.98696071
Adj $ / SQ:	195.498
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	504419
Depreciation:	203281
Depreciated Total:	301138

COMMENTS

rechk cond 2013.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

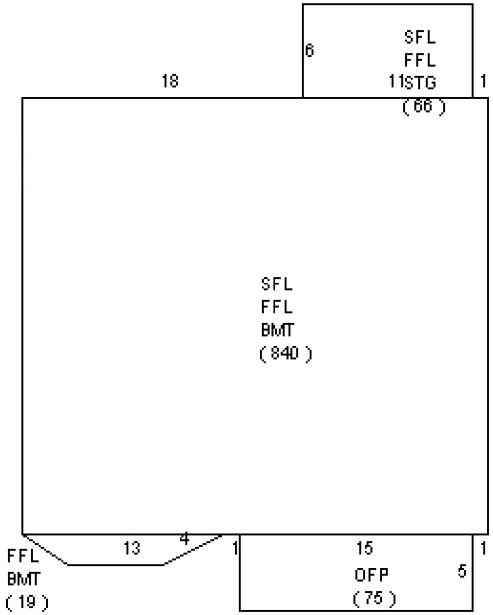
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	195.50
Special Features:	0	Val/Su Net:	108.08
Final Total:	301100	Val/Su SzAd	168.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	925	195.500	180,836
SFL	Second Floor	861	195.500	168,265
BMT	Basement	859	58.650	50,380
OFP	Open Porch	75	38.000	2,850
STG	Storage	66	8.910	588

Net Sketched Area:	2,786			Total:	402,919
Size Ad	1785.7	Gross Are	2831	FinArea	1786

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	